



## 11 Chalk Lane, Ixworth, Bury St. Edmunds, Suffolk, IP31 2JQ

If you have been searching for a home in a popular village setting with lots of local amenities close by, this detached house could be ideal.

The property has 3 bedrooms and is located just a short walk from the village centre. Set in private gardens with parking and a garage, this CHAIN FREE house benefits from gas fired central heating and uPVC sealed unit glazing.

- Detached house in sought after village location
- Hall, cloakroom, dual aspect sitting
- Fitted kitchen, separate dining room
- 3 Bedrooms, shower room, gas central heating
- Established, private gardens with garage and parking
- NO UPWARD CHAIN – Early viewing advised



**Guide Price £325,000**



## General Information

The property occupies a popular location close to the village centre. Ixworth has many local amenities including shops, doctors' surgery, police and fire stations, a library, 2 schools, village hall, and church. The property is located only 7 miles from the historic market town of Bury St Edmunds, which offers a wide range of shopping, leisure and cultural facilities. Cambridge and Ipswich are 35 and 23 miles away respectively.

This well maintained detached home offers a comfortable level of accommodation and benefits from gas fired central heating and uPVC sealed unit glazing. The house, which has NO UPWARD CHAIN, is decorated in neutral shades adding to the feeling of light and space.

On the ground floor: The entrance hall with cloakroom off, gives access to the dual aspect sitting room and separate dining room. The kitchen includes ample cupboards and worktop surfaces together with a built-in understair cupboard and a door to the rear gardens.

On the first floor: The landing area with a large built-in cupboard, leads to 3 good sized bedrooms and a shower room. All 3 bedrooms have either built-in cupboards or fitted wardrobes. The bathroom has been converted to a shower room.

### Outside

The front gardens are very well established with a wide variety of mature shrubs and trees. A driveway providing parking also leads up to the single garage which has an electrically operated door. A side pathway leads to the rear gardens which afford a high degree of privacy and seclusion. Laid mainly to paving the rear gardens include a timber shed and raised borders with mature trees and shrubs.

Agents Note. Whilst the house has No Upward Chain, probate has been applied for but has yet to be granted.

### Directions

Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and onto Ixworth. At the first roundabout take the 1st exit onto Stow Road. At the T junction turn right and continue up the High Street. At the top of the road, turn left – just before the fire station into Street Farm Lane then right into Chalk Lane when the property will be seen in a cul de sac on the left-hand side.

## Entrance Hall

## Cloakroom

Sitting Room 18'1 x 11'1 (5.51m x 3.38m)

Dining Room 10'0 x 9'2 (3.05m x 2.79m)

Kitchen 13'4 max x 8'4 (4.06m max x 2.54m)

Bedroom 1 11'9 x 9'10 min (3.58m x 3.00m min)

Bedroom 2 10'11 min x 9'1 min (3.33m min x 2.77m min)

Bedroom 3 8'9 x 8'3 (2.67m x 2.51m)

## Shower Room

Garage 16'1 x 8'1 (4.90m x 2.46m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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